GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Mandatapeta Municipality – Change of land use from Partly Commercial & Industrial use to Commercial use to an extent of 2583.47 sq.mts. in R.S.No.465/1, 2, 466/4, 467/2 in D.No.4-1-19 at Main Road, Mandapeta Municipality as applied by Sri S.S. Ranga Rao – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 71 **Dated: 16-02-2017**

Read the following:-

1) From the DTCP, A.P., Hyderabad, Lr.Roc.No.14307/2012/R1, dated:10.08.2015.
2) Government Memo No.49160/H1/2015, dated 03.09.2015
3) From the Director of Industries, AP., Hyd., Lr.No.29/1/2015/13135, dated:30.12.2015.
4) Govt. Memo No.49160/H1/2015, dated:20.02.2016.
5) From the DTCP, AP, Guntur, Lr.Roc.No.14307/2012/R1, dated:19.07.2016.
6) Govt. Memo No.11411/I2/2011, MA & UD (I2) Department, Dated:30.06.2012.
7) Government Memo No.49160/H1/2015, dt:09.08.2016.
8) Andhra Pradesh Gazette No.710, Part-I, dt:16.08.2016
9) From the DTCP, Lr.Roc.No.14307/2012/R1, dt:24.11.2016.

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ORDER:

The draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.710, Part-I, Dt:16.08.2016. The Director of Town & Country Planning, AP, Guntur in the reference 5th read above has reported that the Commissioner, Mandapeta Municipality has informed that the applicant has paid an amount of Rs.12,432/- towards Development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 9th read above, he has reported that, the Commissioner, Mandapeta Municipality has published the draft variation notification in two Daily News papers i.e., one in The Indian Express in English version and one in Sakshi Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Mandapeta Municipality, East Godavari District.
Copy to:
The individual through the Municipal Commissioner, Mandapeta Municipality, E.G. Dist.
The District Collector, East Godavari District, Kakinada.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.481, MA., dated:19.09.2000 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh

Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

DRAFT VARIATION

The site in R.S.No.465/1, 2; 466/4; 467/2 to an extent of 2583.47 sq.mts. of Mandapeta Town and the boundaries of which are as shown in the schedule here to and which is earmarked for Industrial land use in the General Town Planning Scheme (Master Plan) of Mandapeta sanctioned in G.O.Ms.No.481, MA Dt:19.09.2000 is now designates for Commercial use by variation of change of land use basing on the Council Resolution No.115, dated:28.09.2012 as marked as "A1 to J1" in the revised part proposed land use map bearing G.T.P. Map No.20/2016/G available in the Municipal Office Mandapeta Town **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.
8. The applicant shall give road widening portion with free of cost to the Mandapeta ULB through Registered gift deed.

SCHEDULE OF BOUNDARIES

North	:	Site of Sri S. Venkata Raju and sons
East	:	Wall of Sri T. Venkata Raju
South	:	House of Mutyalu and House of Pallekarulu.
West	:	Existing 60'-0'' wide Master Plan Road

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER